

DWELLING UNITS AND ESTIMATED POPULATION

February 1993

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PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of February 1993.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning Department, county tax maps, aerials and phone verification, as well as field inspections conducted by the Planning staff. The Code Enforcement Department supplied information on building completion progress, and the Rental Housing Division confirmed the address and number of rental dwelling units.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

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NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

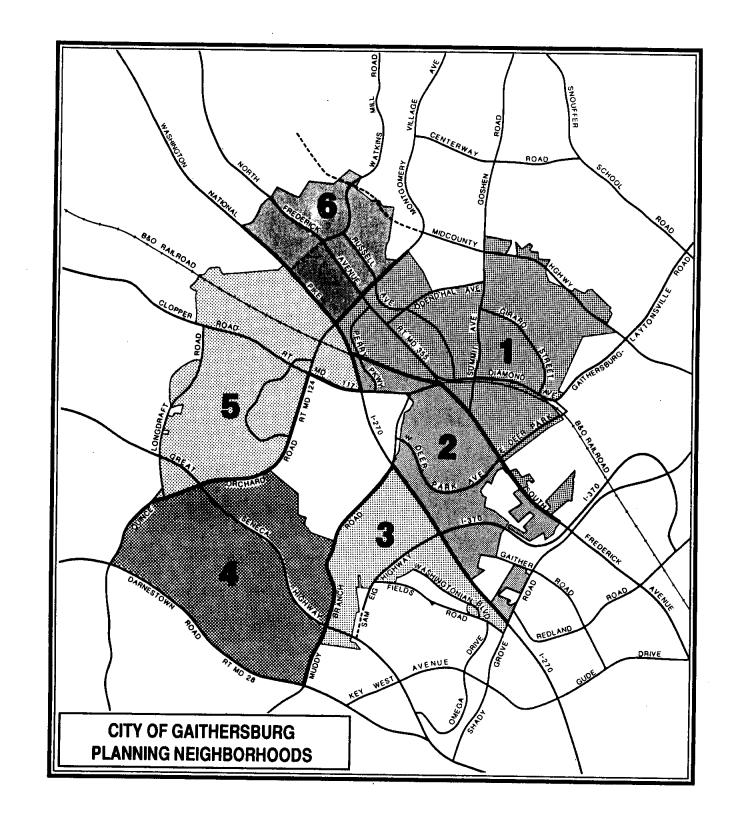
PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planemetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.



R - RENTAL

H - HOMEOWNERS' ASSOCIATION C - CONDOMINIUMS

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NEIGHBORHOOD 1, OLDE TOWNE	H	TAX Map	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
TERRIBOTATION I, OLDE TOTALE		MAP	TOTAL	COMPL.	0252	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
SINGLE FAMILY											
DEER PARK/LYNPARK/BEANE		FT 561	401	399		2	1,257	6		7007.04	101 102 103 104 105
WELLS-ROBERTSON HOUSE			İ				, ,	•	j		106 107 108 109 110
									1		111 203 210 301 302
FACT BULLETIN											303
EAST DIAMOND		FT 562	21	15	6	0	47	0			906 908
GATEWAY COMMONS REALTY PARK		FS 563	52	0		52	0	164		7007.04	
RUSSELL & BROOKES ADDITION		FT 342	57 63	56 49	1	0	176	0			108 928 107
HOSSELL & BROOKES ADDITION		FT 562	63	49	14	0	154	0		7007.07	101 104 105 106 914
SAYBROOKE VILLAGE		GT 122	416	416		0	1,311	0		7007.08	913 924
SAYBROOKE II		FT 562	143	143		0	450	0		7007.08	
SAYBROOKE IV		GT 122	19	18		1	57	ŏ		7007.08	
WALKER'S ADDITION		FT 562	28	28		Ö	88	ŏ			107 106
WHETSTONE RUN		FT 562	86	86		0	271	Ō			901 902 909
SCATTERED*			7	7		0	22	0		7007.05	113 & 7007.04 303
SUBTO	TAL		1,293	1,217	21	55	3,834	173	4,007		
TOWNHOUSES											
ASBURY VILLAS (DUPLEXES)		FT 342	97	0		97	0	281		7007.07	928
AUDUBON SQUARE (FALLBROOK)	Н	FT 562	234	234		0	677	0		7007.08	
CAROLANN COURTS CONDO	С	FT 562	24	24		0	69	Ö		7007.08	
GATEWAY COMMONS		FS 563	83	4		79	12	229		7007.04	
LEE AVENUE DUPLEXES		FT 562	4	4		0	12	o o	1	7007.07	913
NEWPORT ESTATES SECTION I	C	FT 562	54	54		0	156	0	1	7007.08	
NEWPORT ESTATES SECTION II	C	FT 562	103	103		0	298	0		7007.08	
NEWPORT ESTATES SECTION III	С	FT 562	134	134		0	388	0		7007.08	910
SUBTO	TAL		733	557	0	176	1,612	510	2122		
APARTMENTS											
ASBURY		FT 562	773	773		0	773	0	ļ	7007.07	924R
BROOK MANOR	R	FT 562	11	11		ŏ	24	ŏ	Ì	7007.07	
CHESLINE	R	FT 341	22	22		ō ·	48	ŏ		7007.07	

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^{*} SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, 611 S. FREDERICK AVE.

NEIGHBORHOOD 1, OLDE TOWNE	H	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
CRESTWOOD TERRACE	R	FT 562	108	108		0	234	0		7007.08	906
DALAMAR	R	FT 342	120	120		ŏ	260	ŏ		7007.07	
DEER PARK APARTMENTS	R	FT 562	22	22		Ö	48	ŏ		7007.08	
DEER PARK GARDENS	R	FT 561	40	38	2	0	82	ŏ		7007.04	
DIAMOND COURTS	R	FT 562	26	26		Ō	56	ō		7007.08	
DIAMOND OAK CONDOS	С	FT 562	36	36		o .	78	Õ		7007.07	
FOREST OAK/NAGEL	R	FT 562	11	11		ó	24	ŏ		7007.07	
FOREST OAK TOWERS (ELDERLY)	R	FT 342	175	175		ō	175	ŏ		7007.07	
FREESTATE	R	FT 342	16	16		ō	35	Ŏ		7007.07	
GAITHER HOUSE	R	FT 561	95	95		ò	206	ō		7007.04	
HUNT	R	FT 561	5	5		ō	11	ŏ		7007.04	
KING	R	FT 562	9	9		ŏ	19	ŏ		7007.07	
LAKESIDE	R	FT 561	45	45		ŏ	97	Ö			303
LAR-KEN	R	FT 562	44	44		ŏ	95	ŏ		7007.08	
LYN-BROOK/NAGEL	R	FT 562	8	8		ŏ	17	ŏ		7007.03	
MONTGOMERY HOUSE	R	FT 561	50	50		ŏ	108	ŏ		7007.07	303
OLDE TOWNE (LEE STREET)	R	FT 561	126	126		ŏ	273	ő			101 107 913
SAYBROOKE III (THE CHASE)	C	GT 122	252	252		ō	546	ŏ		7007.07	
SCHNEIDER/HOÙSER	Ř	FT 342	33	31	2	ő	67	ŏ		7007.08	
SEIDL	R	FT 562	11	11	•	o l	24	Ö		7007.07	
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204		ŏ	442	Ö		7007.07	
STREAMSIDE EAST (FOREST WALK)	R	FT 562	237	237	0	ŏ	513	Ö		7007.08	
STREAMSIDE EAST (GOSHEN VIEW)	R	FT 562	182	179	3	ŏ	388	0		7007.08	
SUMMIT CREST	R	FT 562	232	231	1	0	500	Ö		7007.08	
TY GWYN (CROWN)	R	FT 562	25	25	•	ŏ	54	0		7007.08	
VILLA RIDGE (VICTORY FARM)	Ċ	FT 562	417	417		ŏ	903	Ö		7007.08	
WAYNE GARDENS	Ř	FT 561	23	23		0	503 50	0		7007.08	
WELLS/KEATING (MILLS/NASH)	R	FT 561	18	8	10	ő	17	0		7007.04	
WHETSTONE	R	FT 342	102	102	10	0	221	0		7007.07	
WHETSTONE TOWERS RUS/ODEND	Ċ	FT 342	94	0		94	221	204		7007.07	
WOODLAWN PARK	Ř	FT 342	44	44	0	0	95	0			
YOUNG (KING II)	R	FT 562	6	6	J	ő	13	0		7007.07 7007.07	
SUBTOTAL			3,582	3,470	18	94	6,458	204	6,662		
OTHER											
ASBURY NURSING HOME		FT 562	1	1		0	285	0	Ĭ	7007.07	924B
SUBTOTAL			1	1	0	0	285	0	285		
NEIGHBORHOOD 1 TOTAL			5,609	5,245	39	325	12,189	887	13,076		

	Н	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
NEIGHBORHOOD 2, BRIGHTON	С	MAP	TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
SINGLE FAMILY		50.500	400			_				==-	
BRIGHTON WOODS		FS 563	139	139		0	438				201 302 303 304
BROWN'S ADDITION		FT 341	172	172		0	542	•			103 104 105 106 201
KRA-BAR GARDENS		FS 563	- 00	00		•				cont.	304 305 307
LONDONDERRY/WATER'S WAY		FT 341	28 18	28 18		0	88				201 302
MEEM'S ADDITION		FT 341	49	18 49		0	57				118 304 305 306 307
OBSERVATORY HEIGHTS		FT 341	60	49 58		-	154 183				103 110 111 116 103 107 119 201
ROSEMONT		FS 563	51	58 51		2	161				401A 402 406 407
HOSEMON		LO 909	31	31		U	'6'			cont.	401A 402 406 407 408 410
SUNNYSIDE COURTS		FT 341	18	18		0	57			7007.05	
SUMMIT HALL ESTATES		FT 341	32	32		0	101				302 304
SUMMIT HALL-SUMMIT PARK		FT 561	16	16		0	50				304 119 201
THOMAS ADDITION		FT 341	2	2		0	6		İ		201 304
HOMAS ADDITION		F1 941	-	2		U	8		İ	7007.05	201 304
SUBTOTAL			585	583	0	2	1,837	6	1,843		
				•							
TOWNHOUSES	_										
BRIGHTON EAST I CONDOS	C	FS 343	45	45		0	130			7007.05	
BRIGHTON EAST II CONDOS	С	FS 343	69	69		0	200				307 308
BRIGHTON EAST III CONDOS	C	FS 343	41	41		0	119			7007.05	
CEDAR VILLAGE CONDOS	Ç	FS 563	45	45		0	130			7007.05	*
CASEY TOWNHOUSES (RENTALS)	R	FS 563	12	12		0	35			7007.05	
DEER PARK PLACE	Н	FS 343	145	145		0	420			7007.05	•
FOXWOOD	Н	FT 341	112	112		0	324			7007.05	
SPRINGHOLLOW	Н	FT 341	11	11		0	32			7007.05	103
SUBTOTA	AL		480	480	0	0	1,389	0	1,389		
									· · · · · · · · · · · · · · · · · · ·		
APARTMENTS	_		_	_							
DIAMOND HOUSE	R	FT 341	17	17		0	37				
EXECUTIVE GARDENS	R	FT 561	85	84	1	0	182			7007.05	
FIRESIDE CONDOS	С	FS 343	258	258		0	559				309 310 311 314 315
LILAC GARDENS CONDOS	С	FT 341	31	31		0	67			7007.05	
ROSEDALE	R	FS 563	192	191	1	0	414				407 410
SEIDL 49 W. DIAMOND AVE.	R	FT 341	35	35		0	76			7007.05	
STRATFORD PLACE(ROSEANNE GAR)	R	FT 561	350	349	1	0	756			7007.05	
SUMMIT HALL	R	FT 341	22	22		0	48			7007.05	
WEST DEER PARK	R	FS 563	198	198		0	429			7007.05	202
SUBTOTA	AL		1,188	1,185	3	0	2,567	0	2,567		
NEIGHBORHOOD 2 TOTA	\L		2,253	2.248	3	2	5,793	6	5,799		

NEIGHBORHOOD 3, MUDDY BRANCH	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY											
MISSSION HILLS		FS 341	52	27		25	85	79		7008.01	012
WASH. VILLAGE (CRESTFIELD)		FS 342	90	90		0	284	0		7008.01	
SUBTOTAL			142	117	0	25	369	79	447		
			1				- 555	,,,			
TOWNHOUSES	_	======					İ				
BRIGHTON WEST I CONDOS	C	FS 343	49	49		0	142			7008.01	
BRIGHTON WEST II CONDOS	C	FS 343	46	46		0	133			7008.01	
BRIGHTON WEST III CONDOS	Ç	FS 343	49	49		0	142			7008.01	
BRIGHTON WEST IV CONDOS	C	FS 343	52	52		0	150			7008.01	901A
BRIGHTON WEST V CONDOS	С	FS 343	59	59		0	171			7008.01	901A
GREENS OF WARTHER CONDOS	С	FS 342	159	159		0	460			7008.01	909A
PARK SUMMIT	Н	FS 343	323	323		0	935			7008.01	901A
SHADY GROVE VILLAGE I PAR B	Н	FS 342	177	177		0	512			7008.01	904 907 908
SHADY GROVE VILLAGE II PAR 2	С	FS 342	122	122		0	353			7008.01	904 906
SHADY GROVE VILLAGE II PAR 3	C	FS 342	108	108		0	313			7008.01	904
SHADY GROVE VILLAGE III	Н	FS 342	80	80		0	232			7008.01	
(TAX I.D. SECTION 2)										, , , , , , , , , , , , , , , , , , , ,	-
TOWNS OF WARTHER	Н	FS 342	123	123		0	356			7008.01	ana A
WASHINGTONIAN TOWNS	Н	F\$ 342	212	212		ō	614				909A 912
SUBTOT	AL		1,559	1,559	0	0	4,512	0	4,512		
APARTMENTS											
BRIGHTON VILLAGE	_	FC 0.40				_					
· · · · · · · · · · · · · · · · · · ·	R	FS 343	600	596	4	0	1,291			7008.01	
GOVERNOR'S SQUARE	R	FS 343	238	238		0	516			7008.01	901A
PARK SUMMIT CONDOMINIUMS	C	FS 343	72	72		0	156			7008.01	901A
SUBURBAN PARK	R	FS 342	168	168		0	364			7008.01	906A
SUBTOT	AL		1,078	1,074	4	0	2,327	0	2,327		
NEIGHBORHOOD 3 TOT	AL		2,779	2,750	4	25	7,207	79	7,286		

NEIGHBORHOOD4, KENTLANDS	H	TAX Map	UNIT TOTAL	UNITS COMPL	OTHER USES	TO BE COMPL.	CURRENT	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
TEIGHDOM TOOD T, KENTERNOO	-	MAF	TOTAL	COMPL	USES	COMPL	POP	GROWIN	FOI POP	INACI	BLOCK
SINGLE FAMILY				*							
KENTLANDS							1				
GATEHOUSE		ES 562	157	104		53	328	167		7008.06	105
HILL DISTRICT I		ES 563	2	2		0	6	0		7008.06	105
HILL DISTRICT II		ES 563	40	5		35	16	110		7008.06	105
HILL DISTRICT II COTTAGE		ES 563	1	0		1	0	3		7008.06	
HILL DISTRICT III		ES 562	51	5		46	16	145		7008.06	
HILL DISTRICT III COTTAGE		ES 562	19	8		11	25	35		7008.06	105
HILL DISTRICT IV		ES 562	73	ŏ		73	ō	230		7008.06	
LOWER LAKE DISTRICT		ES 563	34	5		29	16	91		7008.06	
MIDDLE AND UPPER LAKE (SDP-4)		ES 563	.63	ō		63	0	198		7008.06	105
OLD FARM PHASE I		ES 562	14	7		7	22	22		7008.06	105
OLD FARM PHASE I COTTAGE		ES 563	3	1		2	3	6		7008.06	105
OLD FARM PHASE II		ES 562	6	6		ō	19	ő			105
OLD FARM PHASE HI		ES 562	10	4		6	13	19		7008.06	105
OLD FARM PHASE III COTTAGE		ES 562	4	2		2	6	6		7008.06	
ous minimum in our mac		LO 302	"	_		-	"	•		7008.06	105
KENTLANDS SUBTOTA	\L		477	149	0	328	469	1,033			
WASHINGTONIAN WOODS		FT 121	370	368		2	1,159	6		7008.06	105
WESTLEIGH		FS 121	192	192		ō	605	Ö			105A 106 107 108
		10121		132		Ŭ	000	Ū		7000.00	1054 100 107 100
SUBTOTA	L		1,039	709	0	330	2,234	1,040	3,273		
TOWNHOUSES											
AMBERFIELD	н	FS 342	394	394		0	1,140	0		7008.06	105
KENTLANDS	• • •	10042	034	034			1,140	U		7008.00	105
GATEHOUSE	Н	ES 562	56	5		51	14	148		7008.06	105
HILL DISTRICT I	H	ES 563	26	26		0	75	0	•		105
HILL DISTRICT II	H	ES 563	18	0		18	75	52		7008.06 7008.06	
HILL DISTRICT (SDP)*	H	ES 563	6	0		6	0	17			105
HILL DISTRICT IV	Н	ES 563	24	0		24	0			7008.06	105
OLD FARM PHASE II	Н	ES 562	7	-				69		7008.06	105
OLD FARM PHASE III				7		0	20	0		7008.06	105
	H	ES 562	23	20		3	58	9		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4) MIDTOWN*	Н	ES 562	21	0		21	0	61		7008.06	105
· · · · · · · · · · · · · · · · · · ·	Н	ES 563	228	0		228	0	660		7008.06	105
ROCKY GORGE (KENTLANDS RIDGE)	Н	ES 563	51	0		51	0	148		7008.06	105
UPTOWN	Н	FS 123	6	5		1	14	3		7008.06	105
KENTLANDS SUBTOTA	L		466	63	0	403	182	1,167			
THE ORCHARDS	н	ES 562	166	166		o	480	0		7008.06	105A 111
SUBTOTA	L		1,026	623	0	403	1,802	1,167	2,969		

R · RENTAL

H - HOMEOWNERS' ASSOCIATION C - CONDOMINIUMS

NEIGHBORHOOD4, KENTLANDS	H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
HEIGHBORHOOD4, REATEARDS	С	MAP	TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
APARTMENTS										-	
KENTLANDS											
BUZZUTO CONDOS (BEACON SQ)	С	ES 562	56	0		56	0	12		7008.06	105
GATEHOUSE COTTAGES		ES 562	12	0		12	0	26		7008.06	
GATEHOUSE RETAIL		ES 562	3	0		3	0	6		7008.06	
HILL DISTRICT I (KENDIRICK PL)	С	ES 563	84	83		1	180	2		7008.06	
MID. AND UP. LAKE APTS. (SDP-4)		ES 563	24	0		24	0	52		7008.06	
MIDTOWN*		ES 563	228	0		228	0	494		7008.06	
ROKY GORGE (KENTLANDS RIDGE)	С	ES 563	60	0		60	0	130		7008.06	
UPTOWN CONDOS	С	FS 123	90	90		0	195	0	İ	7008.06	
UPTOWN BUZZUTO APT. (BEACON SO	A(C	FS 123	240	240		0	520	Ö		7008.06	
		ŀ				_				, , , ,	
KENTLANDS SUBTOTAL			797	413	0	384	895	832			
Washingtonian woods	R	FS 122	200	82		118	178	256		7008.06	105
									-		
SUBTOTAL			997	495	0	502	1,072	1,088	2,160		
OTHER											
OTHER:											
KENTLANDS URBAN COTTAGES											
SDP-1	Н	ES 563	45	16		29	16	29			
SDP-2	Н	ES 563	44	0		44	0	44		7008.06	105
SDP-4 (MIDDLE AND UPPER LAKE)		ES 563	31	0		31	0	. 31		7008.06	105
FUTURE SDP (MIDTOWN)		ES 563	51	0		51	0	51		7008.06	105
SUBTOTAL			171	16	0	155	16	155	171		
							.,,		.,,,		
NEIGHBORHOOD 4 TOTAL			3,233	1,843	0	1,390	5,124	3,449	8,573		

KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS.

NOTE:

"COTTAGES" ARE SINGLE FAMILY DETACHED DWELLINGS.

"URBAN COTTAGE" IS AN ACCESSORY APARTMENT ABOVE A GARAGE.

MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS AND 10% URBAN COTTAGES.

NEIGHBORHOOD 5, DIAMOND FARMS	C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED Growth	PROJECTED FUT POP	CENSUS TRACT	CENSUS Block
SINGLE FAMILY											
BRIDLEWOOD (FERNSHIRE HOMES)		ES 563	80	80		0	252			7008.05	501
DIAMOND COURTS		FT 121	200	200		Ó	630				407 410 411 412 501
DIAMOND HOUSE		FT 122	1	1		0	3			7008.05	
FERNSHIRE WOODS		ET 561	14	14		0	44			7008.05	501
GAME PRESERVE WOODS		FT 123	12	0		12	0	38		7007.06	905B
HIDDEN ORCHARDS		FT 121	23	23		0	72			7008.05	501
HUNTER'S TRACE		FT 121	33	33		0	104			7008.05	411
JOAN'S HILL		FT 122	8	8		0	25			7007.06	905A
LEAFY OVERLOOK		FT 122	3	3		0	9			7008.05	402
LONGDRAFT ESTATES		ES 563	40	40		0	126			7008.05	501
PHEASANT RUN		FT 122	152	152		0	479			7008.05	301 304 305 306 307
							1				308 403 404 405
RELDA SQUARE		ET 561	68	68		0	214			7008.05	501
WEST RIDING		ET 561	105	105		0	331			7008.05	407 501
SUBTOTA	L		739	727	0	12	2,290	38	2,328		·
TOWNHOUSES											
BENNINGTON (ECHO DALE)	н	FT 122	296	296		0	857			7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270		0	781				101 102 501 503
DORSEY ESTATES	H	FT 122	49	49		ŏ	142			7007.06	
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342		ŏ	990			7007.00	
ORCHARD PLACE	H	FT 121	156	156		ŏ	451				101 103
PHEASANT RUN (DUPLEXES)		FT 122	64	64		ŏ	185				301 304 305 402
SUBTOTA	ı		1177	1177	•	•	0.400		0.400		
SOBIOTA			11//	11//	0	0	3,406	0	3,406		
APARTMENTS									i		
DIAMOND SQUARE	R	FT 342	120	120		0	260			7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,610				908 918 919
POTOMAC OAKS CONDOS	С	FT 121	540	539	1	0	1,168				101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684		0	1,482			7008.05	204 301
SUBTOTA	L	·	2,091	2,086	5	0	4,519	0	4,519		
NEIGHBORHOOD 5 TOTA	L		4,007	3,990	5	12	10,216	38	10,253		

NEIGHBORHOOD 6, G-BURG NORTH	H	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY											
,		FT 348					1				
SCATTERED @ WATKINS MILL RD.		FU 341	3	3		0	9			7007.07	903A
SUBTO	TAL		3	3	0	0	9	0	9		
TOWNHOUSES						-					
CARRIAGE HILL	Н	FT 343	39	39		0	113			7007.07	AENO
MONTGOMERY MEADOWS SEC. I	н	FT 343	158	158		ō	457				911 912
MONTGOMERY MEADOWS SEC. II	Н	FU 341	207	207		Ō	599			7007.07	
MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN)	Н	FU 341	93	76		17	220	49		7007.07	
WOODLAND HILLS	Н	FT 343	258	258		0	747			7007.07	903A 904
SUBTO	TAL		755	738	0	17	2,136	49	2,185		
APARTMENTS					-						
HUNT CLUB	R	FT 343	336	333	3		721			7007.07	919A
MONTGOMERY KNOLLS	R	FT 343	210	210	-		455			7007.07	
VILLAGE OVERLOOK (HYDE PARK)	С	FT 343	270	270			585			7007.07	
WINDBROOKE CONDOS	С	FU 341	130	130			282			7007.07	
SUBTO	TAL		946	943	3	0	2,043	0	2,043		
NEIGHBORHOOD 6 TOT	ΓAL.		1,704	1,684	3	17	4,188	49	4,237		

	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP
NEIGHBORHOOD 1	5,609	5.245	39	325	12.189	887	13,076
NEIGHBORHOOD 2	2,253	2.248	3	2	5.793	6	5.799
NEIGHBORHOOD 3	2.779	2,750	4	25	7.207	79	7.286
NEIGHBORHOOD 4	3,233	1,843	0	1.390	5.124	3,449	8,573
NEIGHBORHOOD 5	4,007	3.990	5	12	10,216	38	10,253
NEIGHBORHOOD 6	1,704	1,684	3	17	4,188	49	4,237
OVERALL CITY TOTALS	19,585	17,760	54	1,771	44,717	4,508	49,224

COMPLETED DWELLING UNITS BY HOUSING TYPE

	SINGLE FAMILY	TOWNHOUSES	APARTMENTS	OTHER	TOTAL
NEIGHBORHOOD 1	1,217	557	3,470	1	5,245
NEIGHBORHOOD 2	583	480	1,185	0	2,248
NEIGHBORHOOD 3	117	1,559	1,074	0	2,750
NEIGHBORHOOD 4	709	623	495	16	1,843
NEIGHBORHOOD 5	727	1,177	2,086	0	3,990
NEIGHBORHOOD 6	3	738	943	0	1,684
TOTAL	3,356	5,134	9,253	17	17,760

HOUSING TYPE BY PERCENTAGE

	CUR DU	% OF CUR DU TOTAL	FUT DU	% OF Fut du total	UNIT TOTAL (COMPL & TO BE COMPL)	% OF UNIT TOTAL
SINGLE FAMILY UNITS	3,356	18.9 %	424	23.9 %	3,801	19.4 %
TOWNHOUSE UNITS	5,134	28.9 %	596	33.7 %	5,730	29.3 %
APARTMENT	9,253	52.1 %	596	33.7 %	9.882	50.5 %
OTHER	17	0.1 %	155	8.7 %	172	0.9 %
TOTALS	17,760	100.0 %	1,771	100.0 %	19,585	100.0 %

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of February 1993.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning Department, county tax maps, aerials and phone verification, as well as field inspections conducted by the Planning staff. The Code Enforcement Department supplied information on building completion progress, and the Rental Housing Division confirmed the address and number of rental dwelling units.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.15 people was used for single-family residences; 2.89 people for townhouses; 2.17 people per apartment unit; and 1 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1990 Census results for the City of Gaithersburg and differ from the multipliers used countywide. The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning Department.

CHART DEFINITIONS AND ABBREVIATIONS

CENSUS BLOCK: smallest area for which decennial census data are tabulated; bounded on all sides by visible features (roads, streams, railroad tracks) or non-visible boundaries (city limits).

CENSUS TRACT: a small, relatively permanent division of metropolitan areas delineated for purpose of presenting census data; are relatively homogeneous with respect to population characteristics and contain between 2500 to 8000 inhabitants; have visible and stable boundaries.

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.15 people per single family residence, 2.89 people per townhouse, 2.17 people per apartment and 1 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planemetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.



MEMO TO: Mayor and City Council and Planning Commission

FROM: Clark M. Wagner, Planner PMU

SUBJECT: Trends in City's Housing Mix

DATE: September 9, 1993

This memo is in response to the Council's request for an analysis of the number of townhouses in the City and the housing mix in general. Attached is a chronological chart of the City's housing mix containing all of the statistics that are being discussed in this memo.

In 1976 the City's housing mix was very heavily weighted toward multi-family units (66.7%). The number of single-family homes townhouses were not far apart at 15.3% (SF) and 17.8% (TH). 1980's, the number single-family units increased very little, the townhouse portion increased to $2\overline{4}\%$ and the percentage of multi-family units actually The Planning Commission released a "Housing Position Paper" in 1984 which established a housing policy that discouraged multi-family and townhouse construction and encouraged more single-family detached homes. However, in the late 1980's the single-family share of the City's housing stock dropped to 15.5%, the townhouse share increased to 32.2% and the multi-family share dropped to 52.2%. The existence of a large number of multi-family units prior to the 1970's and the construction of many townhouses during the seventies and eighties has permanently established a mix of housing in the City that, in terms of number of units, is dominated by multi-family and townhouse units.

Beginning in the late eighties, the townhouse trend reversed and a steady increase in the single family share of the City's housing stock began to occur. This change was triggered by the aforementioned 1984 housing policy. The reversal was primarily due to the annexation of the Saybrooke and Washingtonian Woods properties. However, in 1992 the City annexed 1100 multi-family units at the Asbury Methodist Village and the trend slightly faltered. Conversely, the trend for a reduction in the multi-family share was also off-set by the Asbury annexation, which added over a thousand multi-family units. Single family construction (up by 50%) outpaced townhouses (up by 10%) during the period from 1987 to 1993. Currently, 18.9% of the City's housing stock is in single-family dwellings, 28.9% are in townhouses and 52.1% are in multi-family dwellings.

There are a number of projects approved and currently under construction that will have a very slight effect on the housing mix. Following the completion of these projects in the next 3-5 years, single-family units will increase by 14% and occupy a 20.4% share; townhouses will increase by 7% and occupy a 29.2% share; and multi-family units will increase by 3% and occupy a 50.4% share of the total. These projects are listed as "in-line" on the attached chronology.

Currently under review are the Quince Orchard Corp. rezoning (100 SF and 360 townhouses*), the Living Word rezoning (34 townhouses) and the Izaak Walton site plan (168 condos). Following build-out of these projects as proposed, single-family units will increase by 3% and occupy a 20.3% share; townhouses will increase by 7% and occupy a 30.2% share; and multi-family units will increase by 2% and occupy a 49.6% share of the total. If the units currently under review for the Quince Orchard Corporate property were built as 50% single-family detached, and 50% townhouses per the Planning Commission's recommendation, the City's mix would not change drastically. The percentage of single-family units would go from 20.4% to 20.9% and the townhouse percentage would go from 29.2% to 29.5%.

In summation, the changes in the City's housing mix over the past 5 years have shown that single-family units have gained a larger share of the total number of units. However, one may get a perception when traveling throughout the City that a lot of townhouses have been constructed. may be due in part to the fact that townhouse units are generally more visable to their location along major roads and Additionally, there are vacant, residentially zoned properties in the City that could provide opportunities for additional single-family units as opposed to townhouses.

* These numbers could increase if the optional portion of the site develops as residential instead of office.

YEAR	HOUSING TYPE	INCREASE	UNITS	PERCENT OF TOTAL
1976	Single-family Townhouses Multi-family		1,627 1,897 7,087	15.3% / 17.8% / 66.7% /
1984	Single-family Townhouses Multi-family	* Housing Pos Paper Publish	ition	16.4% 24% 59.6%
1987	Single-family Townhouses Apartments	+621 (11 yrs) +2776 (11 yrs) +461 (11 yrs)	4,663	15.5%% 32.2% 52.2%%
1988	Single-family Townhouses Multi-family	+87 +66 -11	2,335 4,729 7,537	16% 32.4% 51.6%
1989	No Information			
1990	Single-family Townhouses Multi-family	+503 (2 yrs) +242 (2 yrs) +167 (2 yrs)	2,838 4,971 7,704	18.3% 32% 49.7%
1991	Single-family Townhouses Multi-family	+292 +25 +256	3,130 4,996 7,960	19.5% 31.1% 49.5%

1992	Single-family Townhouses Multi-family	+85 +89 +1101	3,215 5,085 9,061	18.5% 29.3% 52.2%	
1993	Single-family Townhouses Multi-family	+141 +49 +192	3,356 5,134 9,253	18.9% 28.9% 52.1%	
In-Line	Single-family Townhouses Multi-family	+497 +382 +274	3,853 5,516 9,527	20.4% 29.2% 50.4%	217 232 112
Under Review	Single-family Townhouses Multi-family	+100 +394 +168	3,953 5,910 9,695	20.2% 30.2% 49.6%	

In-Line residential development includes the following:

Tech Park - 91 Single-family units
Kentlands - 328 Single-family units
Gateway Commons - 52 Single-family units
Washingtonian Woods, Sec. 10 - 26 Single-family units

382 Total Townhouses

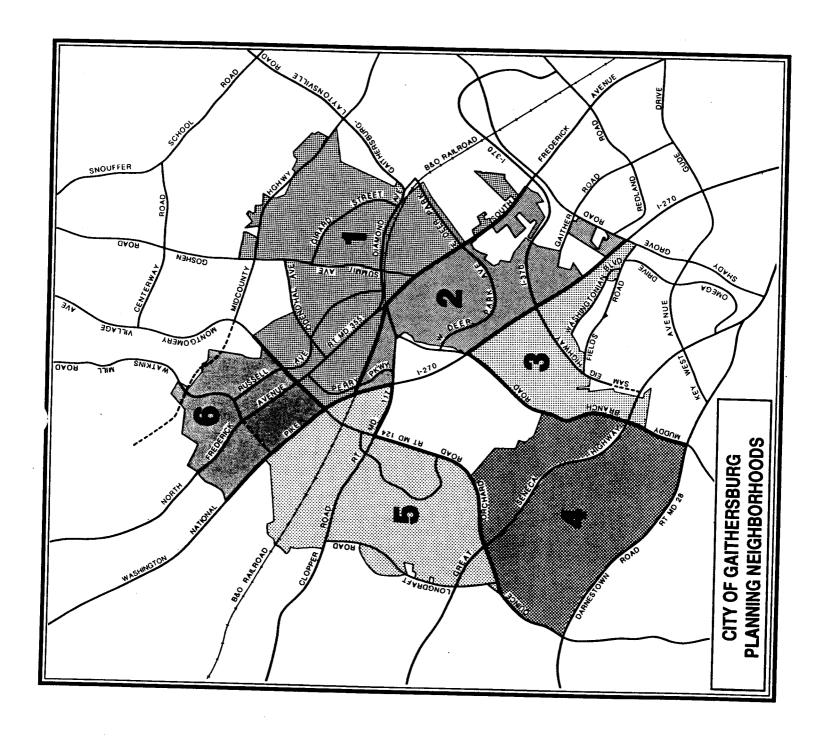
Diamond Property - 31 Townhouses Gateway Commons - 79 Townhouses Kentlands - 175 Townhouses Asbury - 97 Duplexes

Wash. Woods, Sec. 9 - 118 Multi-family units Kentlands - 156 Multi-family units

274 Total MF units

Projects currently under review:

Quince Orch. Corp. Park - 100-225 Single-family units, 360-485 Townhouses Living Word Site - 34 Townhouses Izaak Walton Site - 168 Multi-family units



R - RENTAL H - HOMEOWNERS' ASSOCIATION C - CONDOMINIUMS

	U.	CONDOMINIO	мэ								
NEIGHBORHOOD 1, OLDE TOWNE	H	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	BLOCK
INGLE FAMILY EER PARK/LYNPARK/BEANE /ELLS-ROBERTSON HOUSE		FT 561	401	399		2	1,257	6		7007.04	101 102 103 104 105 106 107 108 109 110 111 203 210 301 302
AST DIAMOND ATEWAY COMMONS		FT 562 FS 563	21 52	15 0	6	0 52	47	0 164		7007.04	
REALTY PARK RUSSELL & BROOKES ADDITION		FT 342 FT 562	57 63	56 49	1 14	0	176 154	0		7007.07	913 924
SAYBROOKE VILLAGE SAYBROOKE II SAYBROOKE IV		GT 122 FT 562 GT 122	416 143 19	416 143 18		0 0 1	1,311 450 57	0 0 0		7007.08 7007.08 7007.08	901A 901A
WALKER'S ADDITION WHETSTONE RUN SCATTERED*		FT 562 FT 562	28 86 7	28 86 7		0	88 271 22	0 0 0		7007.08	107 106 901 902 909 113 & 7007.04 303
SUBTOTA	AL		1,293	1,217	21	55	3,834	173	4,007		
OWNHOUSES SBURY VILLAS (DUPLEXES) UDUBON SQUARE (FALLBROOK) AROLANN COURTS CONDO ATEWAY COMMONS EE AVENUE DUPLEXES IEWPORT ESTATES SECTION I IEWPORT ESTATES SECTION III	НСССС	FT 342 FT 562 FT 562 FS 563 FT 562 FT 562 FT 562 FT 562	97 234 24 83 4 54 103 134	0 234 24 4 4 54 103 134	•	97 0 0 79 0 0 0	0 677 69 12 12 156 298 388	281 0 0 229 0 0 0	2122-	7007.07 7007.08 7007.08 7007.04 7007.07 7007.08 7007.08 7007.08	906 906 205 913 901A 901A
SUBTOTA	AL		733	557	0	1/6	1,012	510	6122-		been on
APARTMENTS ASBURY BROOK MANOR CHESLINE	R R	FT 562 FT 562 FT 341	773 11 22	773 11 22		0 0	773 24 48	0 0 0		7007.07 7007.07 7007.07	101

CONTINUED ON NEXT PAGE

^{*} SCATTERED INCLUDES ST. MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, 611 S. FREDERICK AVE.

NEIGHBORHOOD 6, G-BURG NORTH	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY										IIIAOI	BLOCK
SCATTERED @ WATKINS MILL RD.		FT 348 FU 341	3	3		0	9			7007.07	903A
SUBTO	TAL		3	3	0	0	9	0	9		
TOWNHOUSES CARRIAGE HILL MONTGOMERY MEADOWS SEC. I MONTGOMERY MEADOWS SEC. II MONTGOMERY MEADOWS SEC. III (LAKEFOREST GLEN) WOODLAND HILLS	H H H	FT 343 FT 343 FU 341 FU 341 FT 343	39 158 207 93 258	39 158 207 76 258		0 0 0 17	113 457 599 220	49		7007.07 7007.07	903A 911 912 905 905 903A 904
SUBTO	TAL		755	738	0	17	2,136	49	2,185		
APARTMENTS HUNT CLUB MONTGOMERY KNOLLS VILLAGE OVERLOOK (HYDE PARK) WINDBROOKE CONDOS	R R C C	FT 343 FT 343 FT 343 FU 341	336 210 270 130	333 210 270 130	3		721 455 585 282		·	7007.07 7007.07 7007.07 7007.07	911 903
SUBTO	ΓAL		946	943	3	0	2,043	0	2.043		
NEIGHBORHOOD 6 TOT	AL		1,704	1,684	3	17	4,188	49	4,237		

	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL	CURRENT	PROJECTED GROWTH	PROJECTED FUT POP
NEIGHBORHOOD 1	5.609	5.245	39	325	12,189	887	13,076
NEIGHBORHOOD 2	2,253	2,248	3	2	5,793	. 6	5,799
NEIGHBORHOOD 3	2.779	2.750	4	25	7,207	79	7,286
NEIGHBORHOOD 4	3,233	1.843	Ó	1,390	5,124	3,449	8,573
NEIGHBORHOOD 5	4.007	3.990	5	12	10,216	38	10,253
NEIGHBORHOOD 6	1,704	1,684	3	17	4,188	49	4,237
OVERALL CITY TOTALS	19,585	17,760	54	1,771	44,717	4,508	49,224

COMPLETED DWELLING UNITS BY HOUSING TYPE

	SINGLE FAMILY	TOWNHOUSES	APARTMENTS CONDO	OTHER	TOTAL
NEIGHBORHOOD 1	1,217	557	3,470 - 799	1	5,245
NEIGHBORHOOD 2	583	480	-1,185 - 289	0	2,248
NEIGHBORHOOD 3	117	1.559	1,074 7 2	0	2,750
NEIGHBORHOOD 4	709	623	495 එමත	16	1,843
NEIGHBORHOOD 5	727	1.177	··· 2,086 ·· 54장	0	3,990
NEIGHBORHOOD 6	3	738	943 400	0	1,684
TOTAL	3,356	5,134	9,253 - 2390	17	17,760

	HOUSING TYPE BY PERCENTAGE												
	CUR DU	% OF CUR DU TOTAL	FUT DU	% OF FUT DU TOTAL	UNIT TOTAL (COMPL & TO BE COMPL)	% OF UNIT TOTAL							
SINGLE FAMILY UNITS	3.356	18.9 %	424	23.9 %	3,801	19.4 %							
TOWNHOUSE UNITS	5.134	28.9 %	596	33.7 %	5,730	29.3 %							
APARTMENT	9,253	52.1 %	596	33.7 %	9,882	50.5 %							
OTHER	17	0.1 %	155	8.7 %	172	0.9 %							
TOTALS	17,760	100.0 %	1,771	100.0 %	19,585	100.0 %							

R - RENTAL H - HOMEOWNERS' ASSOCIATION C - CONDOMINIUMS

H	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
С	MAP	TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
С	ES 562	56	0		56	ا ا	19		7000.06	105
	ES 562		-			f I				
		1				n				
С		_	_		1	180	_			
_					24	1 -	_			
						1 -				
С						-				
-			_			_				
					-					
•,••	. 0 ,20	240	240		U	520	U		7008.06	105
		797	413	Δ	204	90.6				
		197	413	U	304	690	832			
R	FS 122	200	82		118	178	256		7000.00	105
-			-			170	250		7008.06	105
		997	495	0	502	1,072	1,088	2,160		
ш	ES ES2	45	16			40				
п					i	_				
					-	-				
	ES 363	51	U		51	0	51		7008.06	105
		171 ₂	16	0	155	16	155	171		
		3.233	1.843	0	1 300	5 124	3 440	0 570		
	C C C C C C C C C C C C C C C C C C C	C MAP C ES 562 ES 562 ES 563 ES 563 ES 563 C ES 563 C FS 123 C FS 123 R FS 122 H ES 563	C MAP TOTAL C ES 562 56 ES 562 12 ES 562 3 C ES 563 24 ES 563 24 ES 563 200 C FS 123 90 O)R FS 123 240 797 R FS 122 200 997 H ES 563 45 H ES 563 44 ES 563 51	C MAP TOTAL COMPL C ES 562 56 0 ES 562 12 0 ES 562 3 0 C ES 563 84 83 ES 563 24 0 ES 563 60 0 C FS 123 90 90 D)R FS 123 240 240 797 413 R FS 122 200 82 997 495 H ES 563 45 16 H ES 563 44 0 ES 563 31 0 ES 563 51 0	C MAP TOTAL COMPL USES C ES 562 56 0 ES 562 12 0 ES 562 3 0 CES 563 ES 563 24 0 ES 563 60 0 CES 563 60 0 CES 563 90 90 OCES 563 240 240 OCES 563 60 0 OCES 563 60 0 OCES 563 60 OCES 563	C MAP TOTAL COMPL USES COMPL C ES 562 56 0 56 ES 562 12 0 12 ES 562 3 0 3 3 0 3 3 1 ES 563 24 0 228 C ES 563 60 0 60 C FS 123 90 90 0 0 0 0)R FS 123 240 240 0 0 797 413 0 384 R FS 122 200 82 118 997 495 0 502 H ES 563 45 16 29 44 ES 563 31 0 31 ES 563 51 0 51	C MAP TOTAL COMPL USES COMPL POP C ES 562 566 0 566 0 ES 562 12 0 12 0 ES 562 3 0 3 0 C ES 563 84 83 1 180 ES 563 224 0 228 0 C ES 563 60 0 60 0 C FS 123 90 90 0 195 O)R FS 123 240 240 0 520 797 413 0 384 895 R FS 122 200 82 118 178 997 495 0 502 1,072 H ES 563 44 0 44 0 ES 563 31 0 31 0 ES 563 51 0 51 0	C MAP TOTAL COMPL USES COMPL POP GROWTH C ES 562 566 0 566 0 12 0 26 ES 562 12 0 3 0 3 0 6 6 6 0 24 0 52 ES 563 24 0 24 0 52 ES 563 228 0 494 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 60 0 130 0 195 0 195 0 1	C MAP TOTAL COMPL USES COMPL POP GROWTH FUT POP C ES 562	C MAP TOTAL COMPL USES COMPL POP GROWTH FUT POP TRACT C ES 562 566 0 566 0 12 0 26 7008.06 ES 562 12 0 20 26 7008.06 ES 563 84 83 1 180 2 7008.06 ES 563 228 0 228 0 494 7008.06 ES 563 228 0 228 0 494 7008.06 ES 563 228 0 494 7008.06 ES 563 228 0 0 195 0 7008.06 ES 563 240 240 0 520 0 7008.06 ES 563 240 240 0 520 0 7008.06 ES 563 240 240 0 520 0 7008.06 ES 563 240 240 0 520 0 7008.06 ES 563 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 520 0 7008.06 FS 123 240 240 0 500 1,072 1,088 2,160

KENTLANDS UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS.

NOTE:

[&]quot;COTTAGES" ARE SINGLE FAMILY DETACHED DWELLINGS.

[&]quot;URBAN COTTAGE" IS AN ACCESSORY APARTMENT ABOVE A GARAGE.

MIDTOWN FORECASTS CONSIST OF: 45% TOWNHOMES, 45% APARTMENTS AND 10% URBAN COTTAGES.

NEIGHBORHOOD 5, DIAMOND FARMS	H	TAX MAP	UNIT TOTAL	UNITS Compl.	OTHER USES	TO BE COMPL	CURRENT	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
			10.22				T				
SINGLE FAMILY		F0 500				•	050			7000.05	504
BRIDLEWOOD (FERNSHIRE HOMES)		ES 563	80	80		0	252 630			7008.05	407 410 411 412 501
DIAMOND COURTS		FT 121	200	200		0				7008.05	
DIAMOND HOUSE		FT 122	1 14	1		0	3 44	•		7008.05	
FERNSHIRE WOODS GAME PRESERVE WOODS		ET 561 FT 123	12	14 0		12	0	38		7008.05	
HIDDEN ORCHARDS		FT 123	23	23		0	72	30		7007.06	
HUNTER'S TRACE		FT 121	33	33		ŏ	104			7008.05	
JOAN'S HILL		FT 122	8	8		ŏ	25			7008.03	
LEAFY OVERLOOK		FT 122	3	3		0	9			7007.00	
LONGDRAFT ESTATES		ES 563	40	40		Ö	126			7008.05	
PHEASANT RUN		FT 122	152	152		Ö	479				301 304 305 306 307
TILAGARI NOR		1 1 122	132	132		·	7,3			7000.03	308 403 404 405
RELDA SQUARE		ET 561	68	68		0	214			7008.05	
WEST RIDING		ET 561	105	105		Õ	331				407 501
WEST TIBRES			,,,,			•	55.			, , , , , ,	
SUBTOTA	L		739	727	0	12	2,290	38	2,328		
TOWNHOUSES											
BENNINGTON (ECHO DALE)	Н	FT 122	296	296		0	857			7007.06	904 907 910
DIAMOND FARMS	H	FT 121	270	270		ō	781				101 102 501 503
DORSEY ESTATES	H	FT 122	49	49		Ö	142			7007.06	
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342		ō	990			7008.05	
ORCHARD PLACE	H	FT 121	156	156		ō	451				101 103
PHEASANT RUN (DUPLEXES)	Н	FT 122	64	64		Ö	185			7008.05	301 304 305 402
,											
SUBTOTA	L_		1177	1177	0	0	3,406	0	3,406		
APARTMENTS											
DIAMOND SQUARE	R	FT 342	120	120		0	260			7007.06	914
ORCHARD POND	R	FT 122	747	743	4	0	1,610			7007.06	908 918 919
POTOMAC OAKS CONDOS	С	FT 121	540	539	1	0	1,168			7008.05	101 102
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684		0	1,482			7008.05	204 301
SUBTOTA	ıL		2,091	2,086	5	0	4,519	0	4,519		
NEIGHBORHOOD 5 TOTA	L		4,007	3,990	5	12	10,216	38	10,253		

NEIGHBORHOOD 3, MUDDY BRANCH	H C	TAX MAP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
SINGLE FAMILY											DLOOK
MISSSION HILLS		FS 341	52	27		25	85	70			
WASH. VILLAGE (CRESTFIELD)		FS 342	90	90		0	284	79 0	i	7008.01	
						·	204	U		7008.01	906A
SUBTOT	AL		142	117	0	25	369	79	447		
TOWNHOUSES			1								
BRIGHTON WEST I CONDOS	С	FS 343	49	49		_					
BRIGHTON WEST II CONDOS	č	FS 343	46	49 46		0	142			7008.01	
BRIGHTON WEST III CONDOS	Č	FS 343	49	46 49		0	133		}	7008.01	
BRIGHTON WEST IV CONDOS	č	FS 343	52	52		0	142			7008.01	
BRIGHTON WEST V CONDOS	č	FS 343	59	5 <u>2</u>		0	150 171		İ	7008.01	
GREENS OF WARTHER CONDOS	Č	FS 342	159	159		o	460			7008.01	
PARK SUMMIT	H	FS 343	323	323		ŏ	935			7008.01	
SHADY GROVE VILLAGE I PAR B	Н	FS 342	177	177		ŏ	512			7008.01	
SHADY GROVE VILLAGE II PAR 2	C	FS 342	122	122		ŏ	353				904 907 908
SHADY GROVE VILLAGE II PAR 3	С	FS 342	108	108		ŏ	313				904 906
SHADY GROVE VILLAGE III	Н	FS 342	80	80		ŏ	232			7008.01	904
(TAX I.D. SECTION 2)				•		•	202			7008.01	906
TOWNS OF WARTHER	Н	FS 342	123	123		0	356				
WASHINGTONIAN TOWNS	Н	FS 342	212	212		ŏ	614			7008.01	
						١	014			/008.01	909A 912
SUBTOTA	<u>L</u>		1,559	1,559	0	_0	4,512	0	4,512		
APARTMENTS											
BRIGHTON VILLAGE	R	FS 343	600	596		_					
GOVERNOR'S SQUARE	R	FS 343	238	238	4	0	1,291			7008.01	902 903
PARK SUMMIT CONDOMINIUMS	Ċ	FS 343	72	238 72		0	516				901A
SUBURBAN PARK	Ř	FS 342	168	168		0	156				901A
	••		100	100		0	364			7008.01	906A
SUBTOTA	L .		1,078	1,074	4	0	2,327	0	2,327		
	_										
NEIGHBORHOOD 3 TOTA	L		2,779	2,750	4	25	7,207	79	7,286		

	н	TAX	UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED	CENSUS	CENSUS
NEIGHBORHOOD4, KENTLANDS	С	MAP	TOTAL	COMPL	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
ONALE PARK V				,							
SINGLE FAMILY											
KENTLANDS		ES 562	157	104		53	328	167		7008.06	105
GATEHOUSE		ES 563	2	2		0	6	0		7008.06	105
HILL DISTRICT I		ES 563	40	5		35	16	110		7008.06	
HILL DISTRICT II		ES 563	1	0		1	0	3		7008.06	105
HILL DISTRICT II COTTAGE		ES 562	51	5		46	16	145		7008.06	105
HILL DISTRICT III		ES 562	19	8		11	25	35		7008.06	105
HILL DISTRICT III COTTAGE		ES 562	73	Ö		73	0	230		7008.06	105
HILL DISTRICT IV		ES 563	34	5		29	16	91		7008.06	105
LOWER LAKE DISTRICT		ES 563	.63	0		63	0	198		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)			14	7		7	22	22		7008.06	105
OLD FARM PHASE I		ES 562 ES 563	3	1		2	3	6		7008.06	105
OLD FARM PHASE I COTTAGE			6	6		Õ	19	Ö		7008.06	105
OLD FARM PHASE II		ES 562	10	4		6	13	19		7008.06	105
OLD FARM PHASE III		ES 562		2		2	6	6		7008.06	
OLD FARM PHASE III COTTAGE		ES 562	4	2		2		0		7000.00	100
KENTLANDS SUBTOTA	L		477	149	0	328	469	1,033			
WASHINGTONIAN WOODS		FT 121	370	368		2	1,159	6		7008.06	105
WESTLEIGH		FS 121	192	192		ō	605	0		7008.06	105A 106 107 108
WESTELIAN											
SUBTOTA	L		1,039	709	0	330	2,234	1,040	3,273		· · · · · · · · · · · · · · · · · · ·
TOWNHOUSES											
AMBERFIELD	н	FS 342	394	394		0	1,140	0		7008.06	105
KENTLANDS	• • •		55 .				1				
GATEHOUSE	Н	ES 562	56	5		51	14	148		7008.06	105
HILL DISTRICT I	н	ES 563	26	26		0	75	0		7008.06	105
HILL DISTRICT II	н	ES 563	18	0		18	0	52		7008.06	105
HILL DISTRICT I (SDP)*	H	ES 563	6	Ŏ		6	0	17		7008.06	105
HILL DISTRICT IV	H	ES 563	24	ŏ		24	0	69		7008.06	105
OLD FARM PHASE II	н	ES 562	7	7		0	20	0		7008.06	105
OLD FARM PHASE III	H	ES 562	23	20		3	58	9		7008.06	105
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 562	21	-0		21	0	61		7008.06	105
,	H	ES 563	228	ŏ		228	o	660		7008.06	
MIDTOWN'		ES 563	51	ŏ		51	Ö	148		7008.06	
ROCKY GORGE (KENTLANDS RIDGE)	Н	FS 123	6	5		1	14	3		7008.06	
UPTOWN	п	F3 123		3		•	, , ,	J		7000.00	
KENTLANDS SUBTOTA	NL		466	63	0	403	182	1,167			
THE ORCHARDS	Н	ES 562	166	166		0	480	0		7008.06	105A 111
SUBTOTA	AL.		1,026	623	0	403	1,802	1,167	2,969		

R - RENTAL

H - HOMEOWNERS' ASSOCIATION

C - CONDOMINIUMS

	Н	TAX	41411								
NEIGHBORHOOD 1, OLDE TOWNE	C	MAP	UNIT TOTAL	UNITS COMPL.	OTHER	TO BE	CURRENT POP	PROJECTED Growth	PROJECTED FUT POP	CENSUS TRACT	CENSUS BLOCK
CRESTWOOD TERRACE	R	FT 562	100	400					101101	TRACT	BLOCK
DALAMAR	R	FT 342	,	108		0	234	0		7007.08	906
DEER PARK APARTMENTS	R	FT 562	22	120		0	260	0		7007.07	117
DEER PARK GARDENS	R	FT 561	40	22	_	0	48	0		7007.08	906
DIAMOND COURTS	R	FT 562		38	2	0	82	0		7007.04	303
DIAMOND OAK CONDOS	C	FT 562	26	26		0	56	0		7007.08	906
FOREST OAK/NAGEL	R	FT 562	36	36		0	78	0		7007.07	105
FOREST OAK TOWERS (ELDERLY)			11	11		0	24	0		7007.07	101
FREESTATE	R	FT 342	175	175		0	175	0		7007.07	929
GAITHER HOUSE	R	FT 342	16	16		0	35	0		7007.07	
HUNT	R	FT 561	95	95		0	206	0		7007.04	
KING	R	FT 561	5	5		0	11	0		7007.04	
-AKESIDE	R	FT 562	9	9		0	19	Ó		7007.07	
LAR-KEN	R	FT 561	45	45		0	97	Ô		7007.04	
	R	FT 562	44	44		0	95	ō		7007.04	
LYN-BROOK/NAGEL	R	FT 562	8	8		0	17	ŏ		7007.08	
MONTGOMERY HOUSE	R	FT 561	50	50		0	108	ŏ			
OLDE TOWNE (LEE STREET)	R	FT 561	126	126		ŏ	273	Ö		7007.04	
SAYBROOKE III (THE CHASE)	С	GT 122	252	252		ō	546	Ö		7007.07	101 107 913
SCHNEIDER/HOUSER	R	FT 342	33	31	2	ŏ	67	0		7007.08	
SEIDL	R	FT 562	11	11	-	ŏ	24	_		7007.07	
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	204	204		ő	442	0		7007.07	
STREAMSIDE EAST (FOREST WALK)	R	FT 562	237	237	0	0	513	0	ĺ	7007.08	
STREAMSIDE EAST (GOSHEN VIEW)	R	FT 562	182	179	3	0		0		7007.08	
SUMMIT CREST	R	FT 562	232	231	1	- 1	388	0		7007.08	
Y GWYN (CROWN)	R	FT 562	25	25	•	0	500	0		7007.08	
/ILLA RIDGE (VICTORY FARM)	Ċ	FT 562	417	417		0	54	0		7007.08	
VAYNE GARDENS	Ř	FT 561	23			0	903	0	Ī	7007.08	906
VELLS/KEATING (MILLS/NASH)	R	FT 561		23		0	50	0		7007.04	303
VHETSTONE	R	FT 342	18	8	10	0	17	0	i	7007.07	105
WHETSTONE TOWERS RUS/ODEND'	Č	FT 342	102	102		0	221	0	1		928
VOODLAWN PARK	-		94	0		94	0	204	1		928
OUNG (KING II)	R	FT 342	44	44	0	0	95	0	ĺ		928
CONG (KING II)	R	FT 562	6	6		0	13	0	Ì	7007.07	
SUBTOTAL			3,582	3,470	18	94	6,458	204	6,662		
THER											
SBURY NURSING HOME		FT 562	1	1		0	285	0		7007.07	024D
SUBTOTAL			1	1	0		005			7007.07	364D
		· · · · · · · · · · · · · · · · · · ·			<u> </u>	0	285	0	285		
NEIGHBORHOOD 1 TOTAL			5,609	5,245	39 3	25	2,189	887	13,076		

Totals are different from 1992 because:

1. Asbury was regrouped of the home was Id. w. w/285 and the apartments were listed separately.

2. Also, one entry of future prop (2122) had been skipped last year!

NEIGHBORHOOD 2, BRIGHTON SINGLE FAMILY BRIGHTON WOODS	C	MAP	TOTAL	COMPL.							
				COMPL	USES	COMPL.	POP	GROWTH	FUT POP	TRACT	BLOCK
		FS 563	139	139		0	438			7007.05	201 302 303 304
BROWN'S ADDITION		FT 341	172	172		Ö	542			7007.05	103 104 105 106 201
BIOWING ADDITION			'' -			-	¥ .=			cont.	304 305 307
KRA-BAR GARDENS		FS 563	28	28		0	88				201 302
LONDONDERRY/WATER'S WAY		FT 341	18	18		0	57				118 304 305 306 307
MEEM'S ADDITION		FT 341	49	49		0	154				103 110 111 116
OBSERVATORY HEIGHTS		FT 341	60	58		2	183				103 107 119 201
ROSEMONT		FS 563	51	51		0	161				401A 402 406 407
						_				cont.	408 410
SUNNYSIDE COURTS		FT 341	18	18		0	57			7007.05	304 302 304
SUMMIT HALL ESTATES		FT 341	32	32		0	101				304 119 201
SUMMIT HALL-SUMMIT PARK		FT 561	16	16		0	50 6				201 304
THOMAS ADDITION		FT 341	2	2		U	•			7007.03	201 304
SUBTOTAL			585	583	0	2	1,837	6	1,843		
TOWNHOUSES	_	=====					400			7007.05	212
BRIGHTON EAST I CONDOS	C	FS 343	45	45 60		0	130 200				307 308
BRIGHTON EAST II CONDOS	C	FS 343	69	69		0	119			7007.05	
BRIGHTON EAST III CONDOS	C	FS 343 FS 563	41 45	41 45		0	130			7007.05	
CEDAR VILLAGE CONDOS CASEY TOWNHOUSES (RENTALS)	C R	FS 563	12	12		0	35			7007.05	
	H	FS 343	145	145		0	420			7007.05	
DEER PARK PLACE FOXWOOD	H	FT 341	112	112		ŏ	324			7007.05	
SPRINGHOLLOW	H	FT 341	11	11		Ŏ	32		•	7007.05	
SI MINGHOLLOW	• • •		''	• •		. •					
SUBTO	TAL.		480	480	0	0	1,389	0	1,389		
APARTMENTS			1								
DIAMOND HOUSE	R	FT 341	17	17		0	37			7007.05	103
EXECUTIVE GARDENS	Ř	FT 561	85	84	1	. 0	182			7007.05	103
FIRESIDE CONDOS	C	FS 343	258	258		0	559			7007.05	309 310 311 314 315
LILAC GARDENS CONDOS	Č	FT 341	31	31		0	67			7007.05	103
ROSEDALE	Ř	FS 563	192	191	1	0	414				407 410
SEIDL 49 W. DIAMOND AVE.	R	FT 341	35	35		0	76			7007.05	
STRATFORD PLACE(ROSEANNE GAR	R	FT 561	350	349	1	0	756			7007.05	
SUMMIT HALL	R	FT 341	22	22		0	48			7007.05	
WEST DEER PARK	R	FS 563	198	198		0	429			7007.05	202
SUBTO	TAL		1,188	1,185	3	0	2,567	0	2,567		
NEIGHBORHOOD 2 TO	ΔΙ		2.253	2.248	3	2	5.793	6	5.799		